

**NOTICE – This is provided for public information only. This document is not an approved set of minutes, only a staff summary of actions taken. The approved minutes will contain the official action taken.**



**NOTICE OF A REGULAR MEETING OF THE COMMON COUNCIL  
OF THE TOWN OF CLARKDALE  
Tuesday, August 13, 2019 at 6:00 P.M.  
Clark Memorial Clubhouse, Men's Lounge**

PURSUANT TO A.R.S. §38-431.02, NOTICE IS HEREBY GIVEN to the members of the Common Council of the Town of Clarkdale and to the general public that the Town of Clarkdale Common Council will hold a Regular Meeting open to the public on **Tuesday, August 13, 2019, at 6:00 p.m.** in the **Clark Memorial Clubhouse, Men's Lounge, 19 N. Ninth Street,** Clarkdale, Arizona. Members of the Clarkdale Common Council will attend either in person or by telephone, video or internet conferencing. Pursuant to A.R.S. §38-431.03, the Council may vote to recess the meeting and move into Executive Session on any item, which will be held immediately after the vote and will not be open to the public. Upon completion of Executive Session, the Council may resume the meeting, open to the public, to address the remaining items on the agenda.

Supporting documentation and staff reports furnished to the Council with this agenda are available for review on the Town website at [www.clarkdale.az.gov](http://www.clarkdale.az.gov) and the Town Clerk's Office.

The undersigned hereby certifies that a copy of this notice was duly posted on the Community Development Building bulletin board, located at 890 Main Street, Clarkdale, Arizona on August 8, 2019 at 1:00 p.m.

*Mary Ellen Dunn*  
MARY ELLEN DUNN  
TOWN CLERK

*As a reminder, if you are carrying a cell phone, electronic pager, computer, two-way radio, or other sound device, we ask that you turn it off at this time to minimize disruption to this meeting.*

**ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR DISCUSSION AND POSSIBLE ACTION, UNLESS OTHERWISE NOTED.**

**CALL TO ORDER – Meeting was called to order at 6:00 P.M. by Mayor Von Gausig.**

Town Council:

Mayor Doug Von Gausig  
Vice Mayor Richard Dehnert  
Councilmember Debbie Hunseder

Councilmember Bill Regner  
Councilmember Scott Buckley

Town Staff:

Town Manager Tracie Hlavinka  
Utilities/Public Works Director Maher Hazine

Community Development/Economic Director Jodie Filardo  
Finance Manager Kathy Cwiok  
Police Chief Randy Taylor  
Town Clerk Mary Ellen Dunn

**PUBLIC COMMENT** – The Town Council invites the public to provide comments at this time. Members of the Council may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. §38-431.01(G), action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism or scheduling the matter for further consideration and decision at a later date. Persons interested in making a comment on a specific agenda item are asked to complete a brief form and submit it to the Town Clerk during the meeting. Each speaker is asked to limit his or her comments to five minutes.

**Adrienne Haney, Clarkdale resident – commented on the street lights on Mountain Gate Drive**

**CONSENT AGENDA** - The consent agenda portion of the agenda is a means of expediting routine matters that must be acted on by the Council. All items are approved with one motion. Any items may be removed for discussion at the request of any Council Member.

- A. Approval of Minutes of the Common Council** - Approval of the minutes of the Regular Meeting held July 9, 2019 and Special Meeting July 23, 2019.
- B. Claims** - List of specific expenditures made by the Town during the previous month. July, 2019 check log and PPEs dated July 1, 6, 8, 20 and 22, 2019.
- C. Board and Commission Minutes** – Acknowledgement of receipt of minutes and draft minutes of the previous month’s Board and Commission Meetings.  
Design Review Board Notice of Cancellation of meeting July 3, 2019  
Planning Commission Notice of Cancellation of meeting July 16, 2019  
Parks and Recreation Commission Notice of Cancellation of meeting July 10, 2019  
Municipal Property Corporation Board meeting minutes of meeting held July 31, 2019

**Action: Approve Consent Agenda items A – C as presented.**

**Motion: Vice Mayor Dehnert**

**Second: Councilmember Buckley**

**Vote:**

<b>Voting Member</b>	<b>Aye/Nay</b>
Council Member Scott Buckley	Aye
Vice Mayor Richard Dehnert	Aye
Council Member Debbie Hunseder	Aye
Council Member Bill Regner	Aye
Mayor Doug Von Gausig	Aye

## **NEW BUSINESS**

**PRESENTATION ON SMITHSONIAN INSTITUTE MUSEUM** – A presentation on the Smithsonian Institute Museum’s Main Street Waterways Exhibit.

**This is a presentation only. No Council action is required.**

**PUBLIC HEARING REGARDING THE APS SUBSTATION** - A public hearing regarding applicant’s zone change request from R1-Single Family Residential to C-Commercial and conditional use permit request to allow for the installation of an APS electrical substation.

**The following people spoke against this APS Substation location during public comment:**

**Donna Chesler, Clarkdale resident, read a statement from Randall Skeirig, also a Clarkdale resident**

**Steve Cheifetz, Clarkdale property homeowner, Jerome resident**

**Kathryn Ingulli, Clarkdale resident**

**David Leibforth, Clarkdale resident**

**Eileen Sydow, Clarkdale resident**

**Lynda Steele, Clarkdale resident**

**Marlene Whitaker, Clarkdale resident**

**This is a public hearing only and no Council action is required.**

**APS SUBSTATION PERMIT APPLICATION** – Discussion and possible action regarding applicant’s zone change request from R1-Single Family Residential to C-Commercial and conditional use permit request to allow for the installation of an APS electrical substation.

**Action: Table the application for the APS Substation zone change and conditional use permit request and direct staff to ask the applicant more questions that remain unanswered for him.**

**Motion: Vice Mayor Dehnert**

**Second: There was no second.**

**Action: Approve the application for the APS Substation for a zone change to commercial, with a conditional use as a public utility, with conditions, based on the following findings:**

- 1. An electrical substation in this area is needed based on information presented; specifically, that the existing substations are in locations inadequate to supply sufficient electricity to this area of Clarkdale both now and in the future, and surrounding areas have experienced electrical blackouts or brown outs due to a lack of an electrical substation in the area;**
- 2. This location is the best available for the electrical substation due to its proximity to existing high powered electrical lines;**
- 3. The Neighborhood Commercial uses anticipated by the General Plan cannot be constructed in this area without basic infrastructure available;**
- 4. The General Plan specifies “Provide Adequate Infrastructure for Growing Community”; and**
- 5. The rezoning of this parcel to commercial, with a conditional use permit for an electrical substation, is consistent and in harmony with the General Plan.**

That the conditions of approval include:

1. That the Applicant excavate the site and build a wall around the substation, so that the equipment is not visible from the adjacent ground level;
2. That the applicant landscape with evergreen trees and other landscaping to make the wall more attractive to the surrounding area;
3. The Zone Change/Conditional Use Permit is void if a building permit is not issued within one year of approval of this Zone Change/Conditional Use Permit application;
4. The established social foot path parallel to SR 89A and within the ADOT right-of-way shall remain accessible to pedestrian traffic except during construction when it shall be rerouted as much as possible;
5. No portable restrooms shall remain on site after construction is completed;
6. All landscaping shall conform with the Landscape Design Standards effective May 10, 2019.
7. Driveway access to the property shall be developed as agreed and in cooperation with the Town of Clarkdale, ADOT and the Verde Valley Fire District. This access shall be designed to be the minimum width necessary to serve projected traffic of both facilities.
8. The installation shall comply with the Town of Clarkdale Zoning Code 11-040 Section 19 regarding noise. Identified violations of the noise regulations in the Town Code shall be immediately remediated.
9. The Landscape Plan shall be modified to include at least fifty percent non-deciduous species to provide year-round screening of the structure wall.

Motion: Councilmember Buckley

Second: Councilmember Hunseder

Vote:

Voting Member	Aye/Nay
Council Member Scott Buckley	Aye
Vice Mayor Richard Dehnert	Nay
Council Member Debbie Hunseder	Aye
Council Member Bill Regner	Aye
Mayor Doug Von Gausig	Aye

**AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CLARKDALE, YAVAPAI COUNTY, ARIZONA, SETTING FORTH THE VALUATIONS OF PROPERTY IN THE TOWN OF CLARKDALE FOR THE YEAR 2020 ALONG WITH ADOPTING THE TAX LEVY FOR SAID PROPERTY** – Discussion and consideration of Ordinance 399, adopting the tax levy and setting the valuations of property in the Town of Clarkdale for fiscal year 2019-2020.

Action: Approve Ordinance # 399, an Ordinance of the Mayor and Common Council of the Town of Clarkdale, Yavapai County, Arizona, setting forth the valuations of property

in the Town of Clarkdale for the year 2019-2020 along with adopting the tax levy for said property.

Motion: Councilmember Regner

Second: Vice Mayor Dehnert

Vote:

Voting Member	Aye/Nay
Council Member Scott Buckley	Aye
Vice Mayor Richard Dehnert	Aye
Council Member Debbie Hunseder	Aye
Council Member Bill Regner	Aye
Mayor Doug Von Gausig	Aye

**PUBLIC HEARING REGARDING PROPOSED INCREASE TO TRASH RATES** - A public hearing to allow for comment regarding a proposed increase to the trash rates.

There was no public comment.

Public Hearing only, no action necessary.

**RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CLARKDALE, ARIZONA, AMENDING RESOLUTION #1567, SETTING TRASH RATES** – Discussion and possible action regarding Resolution #1608, a Resolution updating the Town Fee Schedule by setting trash rates.

Action: Approval of Resolution #1608, a Resolution of the Mayor and Common Council of the Town of Clarkdale, Arizona amending Resolution #1567 and Updating Trash Rates effective September 14, 2019.

Motion: Councilmember Buckley

Second: Councilmember Hunseder

Vote:

Voting Member	Aye/Nay
Council Member Scott Buckley	Aye
Vice Mayor Richard Dehnert	Aye
Council Member Debbie Hunseder	Aye
Council Member Bill Regner	Aye
Mayor Doug Von Gausig	Aye

**RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CLARKDALE, ARIZONA, AMENDING RESOLUTION #1567, SETTING FEES FOR THE TOWN OF CLARKDALE BY CHANGING CREDIT CARD SURCHARGES, WATER, CEMETERY, ENGINEERING, AND REPORT REVIEW FEES** - Approval of Resolution #1609, a Resolution updating and amending Clarkdale's Fee Schedule.

Action: Approval of Resolution #1609, a Resolution of the Mayor and Common Council of the Town of Clarkdale, Arizona amending Resolution #1567, Setting Fees for the Town of Clarkdale, by updating Credit Card Surcharges, Water, Cemetery, Engineering and Report Review Fees.

Motion: Councilmember Regner

Second: Councilmember Hunseder

**Vote:**

<b>Voting Member</b>	<b>Aye/Nay</b>
Council Member Scott Buckley	Aye
Vice Mayor Richard Dehnert	Aye
Council Member Debbie Hunseder	Aye
Council Member Bill Regner	Aye
Mayor Doug Von Gausig	Aye

**PUBLIC HEARING REGARDING INCREASING THE GENERAL RATE OF TAXATION FROM 3.00% TO 3.50% AND CONSTRUCTION TAX FROM 4.00% TO 4.50% -** A hearing to receive public input regarding the Town of Clarkdale's proposed Sales Tax Increase.

**This is a Public Hearing only and no action is required.**

**AN ORDINANCE OF THE TOWN OF CLARKDALE, ARIZONA, RELATING TO THE PRIVILEGE AND USE TAX; AMENDING THE TOWN TAX CODE BY INCREASING THE GENERAL RATE OF TAXATION FROM THREE PERCENT (3.00%) TO THREE AND ONE-HALF PERCENT (3.50%); AND BY INCREASING THE RATE OF TAXATION ON CONSTRUCTION ACTIVITIES FROM FOUR PERCENT (4.00%) TO FOUR AND ONE-HALF PERCENT (4.50%); PROVIDING PENALTIES FOR THE VIOLATION THEREOF; PROVIDING FOR SEVERABILITY; DESIGNATING AN EFFECTIVE DATE AND MAKING PROVISION FOR EXISTING CONTRACTS –** Discussion and consideration of Ordinance #398, an Ordinance amending the Town Tax Code by increasing the general rate of taxation from 3.00% to 3.50% and the rate of taxation on general construction activities from 4.00% to 4.50%.

**Approve Ordinance #398, an Ordinance amending the Town Tax Code, by increasing the general rate of taxation from 3.00% to 3.50% and the rate of taxation on general construction activities from 4.00% to 4.50%, providing for severability; designating an effective date of November 1, 2019.**

**Motion: Vice Mayor Dehnert**

**Second: Mayor Von Gausig**

**Vote:**

<b>Voting Member</b>	<b>Aye/Nay</b>
Council Member Scott Buckley	Nay
Vice Mayor Richard Dehnert	Aye
Council Member Debbie Hunseder	Aye
Council Member Bill Regner	Aye
Mayor Doug Von Gausig	Aye

**VERDE RIVER INSTITUTE REPORT –** An update from the Verde River Institute on projects and issues that relate to the Verde River @ Clarkdale.

**Action: This is a monthly, or as-needed, report and no Council action is required.**

**FUTURE AGENDA ITEMS -** Listing of items to be placed on a future council agenda.

**ADJOURNMENT – Without objection, Mayor Von Gausig adjourned the meeting 9:57**

**P.M.**

Persons with a disability may request reasonable accommodations by contacting the Town Hall at 639-2400 (TTY: 1-800-367-8939) at least 72 hours in advance of the meeting.